

FREDERICK COUNTY PLANNING COMMISSION

June 8, 2011

TITLE: Beckley's Camping Center
FILE NUMBER: SP 98-33 (AP #11464, APFO #11465 & FRO #11466)

REQUEST: **Site Plan**
The applicant is proposing to construct a 40' X 60' sales building as well as additional parking areas for RV repair and storage on a 9.82-acre site.

PROJECT INFORMATION:

LOCATION: Located at the corner of US 15 and Angleberger Rd.
ZONE: Zoned: GC (General Commercial)/ AG (Agricultural)
REGION: Frederick
WATER/SEWER: NPS (No Planned Service).
COMP. PLAN/LAND USE: General Commercial

APPLICANT/REPRESENTATIVES: (as applicable)

APPLICANT: Kelly T. Shanholtzer & John Craig Beckley
OWNER: Kelly T. Shanholtzer & John Craig Beckley
ENGINEER: B&R Design Group
ARCHITECT: Not Listed
ATTORNEY: Not Listed

STAFF: Tolson DeSa, Principal Planner

RECOMMENDATION: Conditional Approval

Enclosures:

Exhibit #1-Site Plan Rendering

STAFF REPORT

BACKGROUND

Present Proposal:

The Applicant is requesting site plan approval for a 40' x 60' ft building for future RV sales and service. The Applicant is also proposing an additional parking area for RV storage and repair. The site plan also proposes a 12 space parking area to the north of the existing sales and service building for additional employee parking.

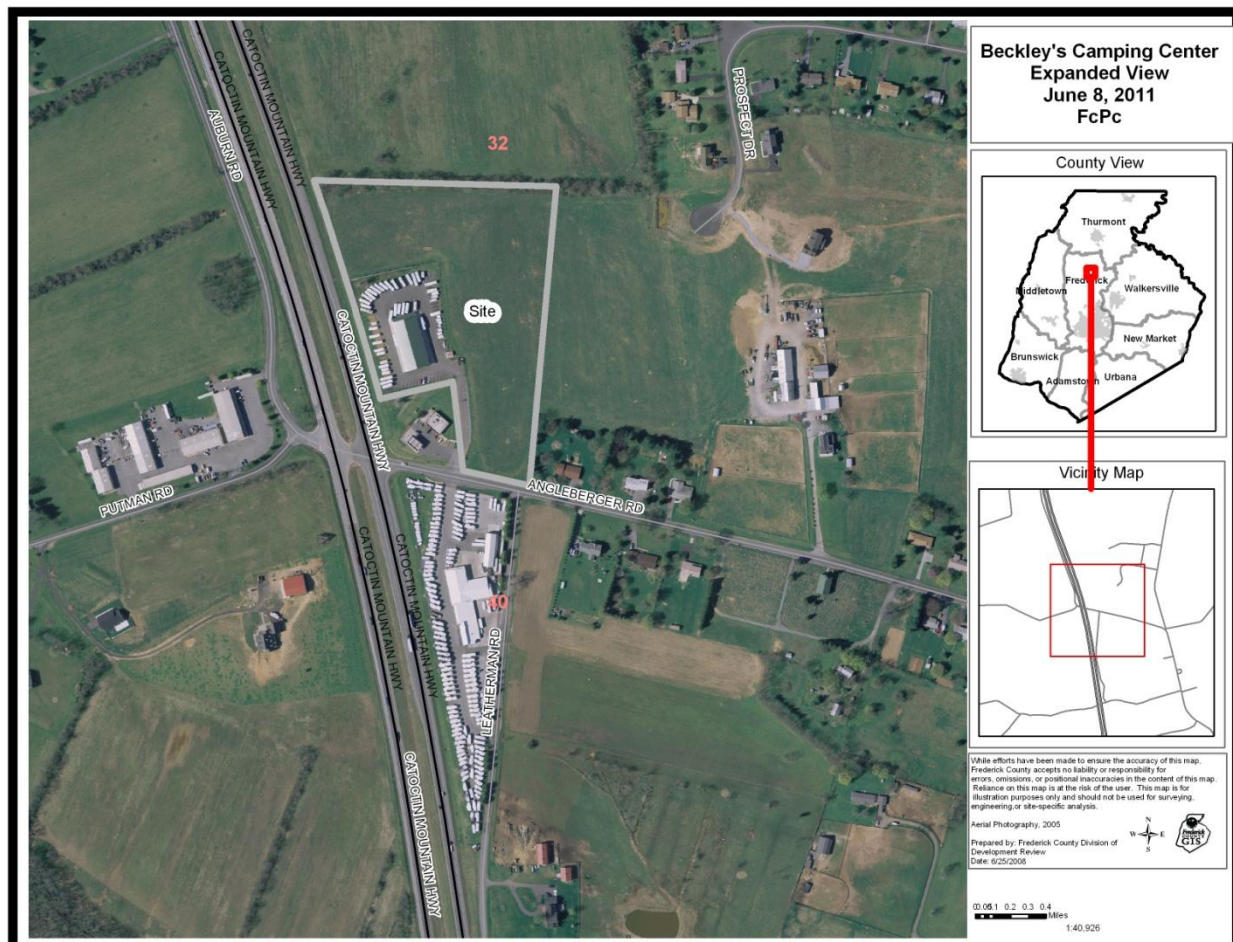
The Site Plan is broken down into two phases.

Phase One will consist of the following:

- A 50-space RV Repair parking area composed of asphalt milling.
 - This area will be used for more orderly parking and storage of RV's that are various stages of repair and service.
- A 53-space RV Parking and storage area composed of asphalt paving.
 - This area will be used for parking of customers and RV's coming into the site for sales and service functions.
- A 12-space employee parking area.

Phase Two will consist of the following:

- Construct of one 40' x 60' sales and service building. This construction will cause the removal of 4 RV parking spaces on site.



The existing RV sales and service facility is not being altered as part of this proposal, with the exception of the addition of two landscaped islands within the existing customer parking area.

Past Approvals:

The subdivision creating this lot dates to the late 1970's, early 80's. In 1983 the Planning Commission approved the convenience store on Lot 1, which located the common access entrance as shown and noted certain conditions.

A previous site plan for this parcel received site plan, APFO and FRO approvals for a 9,000 square foot one-story RV maintenance center with 42 parking spaces, from the FCPC on December 9, 1998.

In March of 2001, a 1,500 square foot building addition was approved for this site.

ANALYSIS

Land Use: The proposed use is being reviewed as an "RV Sales and Service Center" under *Automobile and Related Services* per §1-19-5.310 in the Zoning Ordinance and is a principal permitted use in the GC Zoning District subject to site development plan approval.

Dimensional Requirements/Bulk Standards: Section §1-19-6.100 of the Zoning Ordinance stipulates the setback requirements and the minimum lot area for the proposed use. The setback requirements are 25-foot front yard and 25-foot rear yard, with 8-foot side yards. The maximum height allowed is 60 feet. The minimum lot size for the zoning district is 12,000 square feet. The proposed plan meets the Bulk/Dimensional requirements.

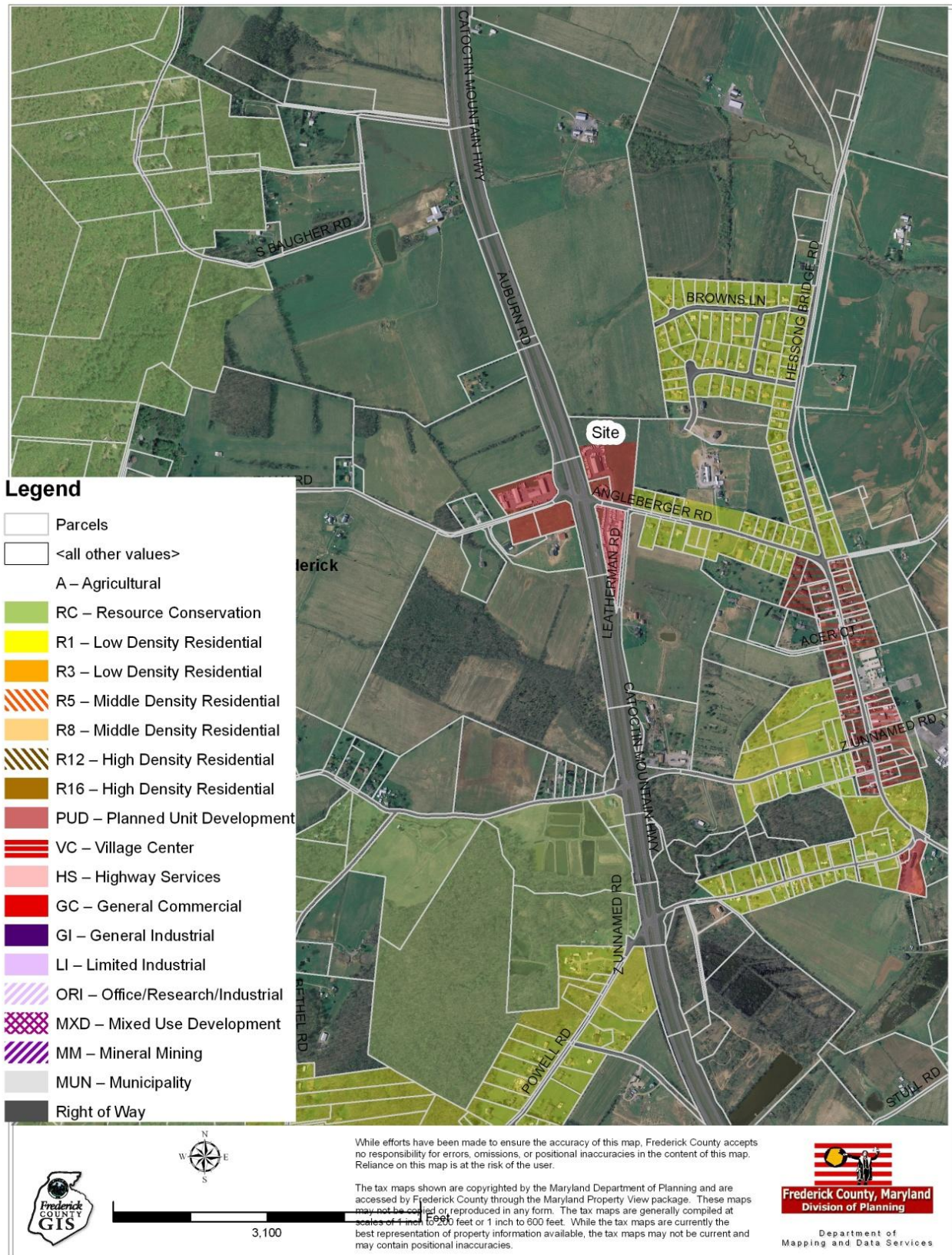
Access/Circulation: Access will remain with an existing 24' wide driveway onto Angleberger Road that is shared with the 7-11 convenience store on Lot 1. This access will serve all Phase I traffic

The Applicant is proposing a second entrance onto Angleberger Road directly across from the Leatherman Lane approach. This access will eventually be the public access for service and repair of RV's.

The Applicant is requesting an entrance spacing modification for a commercial entrance on a local road as noted in the Frederick County Entrance Guidelines. As described in the guidelines, Frederick County Staff may approve a modification for entrance spacing for entrances spaced 175' to 224' apart with adequate justification. The proposed entrance for the subject site is approximately 190' from the existing shared entrance onto Angleberger Road.

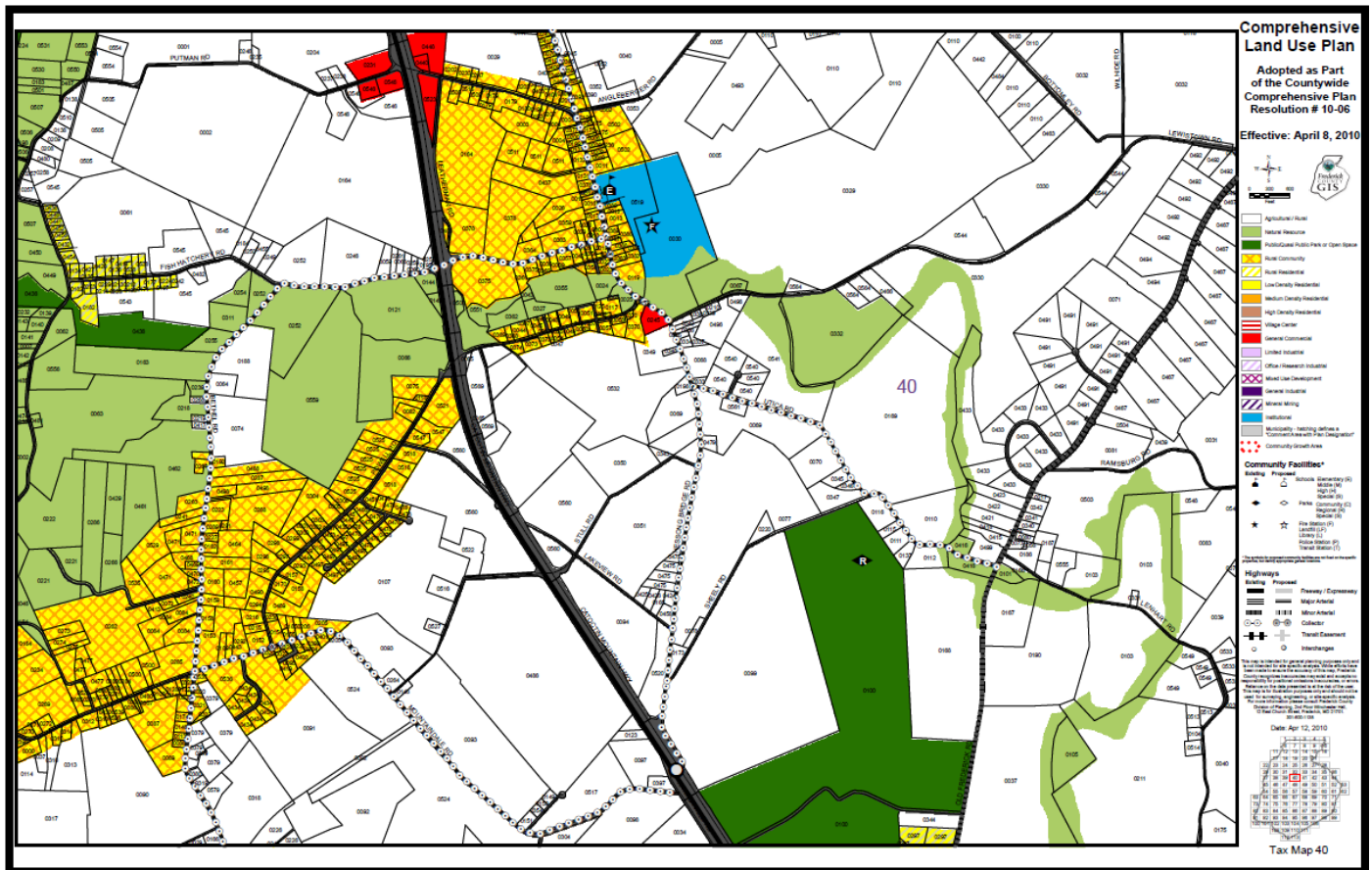
Justification for this request is that the proposed entrance will move turning movements further away from the intersection of Angleberger Road and US 15. Additionally, as part of the proposed plan, the shoulder on the south side of Angleberger Road will be improved from the existing shoulder limits to the intersection of Leatherman Road. This will allow eastbound through traffic to maneuver around vehicles waiting to make a left-hand turn into both entrances. Staff supports this entrance spacing modification request

Zoning: The site is located within the General Commercial (GC) Zoning District, shown in red on the next page.



Frederick County Comprehensive Plan: Frederick Region

The Frederick County Comprehensive Plan indicates that the land use for this property is General Commercial Development, shown in red below. The use proposed for the parcel complies with the Land Use designation within the County Comprehensive Plan.



Public Transit: This site is not served by Transit.

Parking: Pursuant to §1-19-6.220 of the Zoning Ordinance, 2 spaces are required for every service bay, plus 1.5 spaces per employee. The Applicant has 6 service bays existing on site, with 12 employees currently working at this site. Therefore, 30 parking spaces are required, with 2 handicapped spaces, one handicapped space is a van accessible space.

The Applicant is also proposing a 50-space RV repair parking area, as well as a 53-space RV parking and storage area.

Loading Area: The required size and number of loading spaces are provided in §1-19-6.210 of the Zoning Ordinance. Under §1-19-6.210, the Applicant has to provide two large loading spaces.

The Applicant has shown 2-large (12'x50') loading space to the north and east of the existing service facility.

Landscaping: The Applicant has worked with Staff in order to propose a substantial, landscape plan throughout this site. The landscaping contains a variety of plant species, which

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provide screening as well as aesthetics. The planting schedule follows the standard sizes that have been approved by the Planning Commission.

Utilities: The site is to be served by private well and septic and is classified NPS.

Bicycle Parking: The Applicant is required to provide two bicycle racks. The Applicant has proposed two racks on site located next to the existing service facility for employees.

Lighting: The Applicant is providing lighting by 11, 18' pole lights at locations shown on the plan. The Applicant has noted on the plan that lighting will not exceed 0.5 ft/candles at the periphery of the site and lighting will be directional onto the site through the use of shielding and lighting orientation.

Signage: The site is permitted to have a maximum of 127 square feet of signage. The Applicant is not proposing any additional signage as part of this application. The site will retain the existing signage which is 20 square feet in size.

Adequate Public Facilities Ordinance (APFO): An APFO Exemption Application was received and approved for the following reasons:

- Schools: Non-Residential Use
- Water & Septic: No Planned Service
- Roads: No testing required because the trip threshold of 25 new peak hour trips during the AM and PM weekday peak hours was not achieved and there are no existing escrow accounts in the area.

Forest Resource Ordinance (FRO): The Applicant has noted on the plan that FRO requirements for the site will be met by a fee-in-lieu payment or forest banking. The FRO mitigation requirement for this site is 1.54-acres. All FRO mitigation must be provided prior to issuance of a grading or building permit.

OTHER AGENCY COMMENTS

<i>Other Agency or Ordinance Requirements</i>	<i>Comment</i>
<i>Development Review Engineering (DRE):</i>	Approved
<i>Development Review Planning:</i>	A few minor drafting issues noted in Hansen, in addition to items listed in the report.
<i>State Highway Administration (SHA):</i>	N/A.
<i>Div. of Utilities and Solid Waste Mngt. (DUSWM):</i>	Approved
<i>Health Dept.</i>	Approved
<i>Office of Life Safety</i>	Approved
<i>DPDR Traffic Engineering</i>	Approved
<i>Historic Preservation</i>	Approved

FINDINGS

Based on the discussion in this report and with the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, APFO and FRO requirements once the conditions of approval have been met.

Staff notes that if the Planning Commission conditionally approves the site plan, the site plan shall be valid for a period of three (3) years from the date of Planning Commission approval.

Staff has no objection to conditional approval of the site plan.

RECOMMENDATION

Should the Planning Commission conditionally approve this Site Plan SP # 98-33 (AP# 11464, APFO 11465 & FRO 11466) for the proposed Beckley's Camping Center Expansion, the motion for approval should include the following item:

1. Site plan approval for a period of three years from today's date.
2. APFO exemption approval.

Staff recommends that the following items be added as conditions of approval:

1. Address all agency comments as the plan proceeds through completion.
2. FRO mitigation shall be provided prior to the issuance of a grading or building permit, whichever comes first.
3. SWM Concept and Development plan must be approved prior to final site plan signature.

[illegible]